

**The following site is being submitted for inclusion into the GIS registry:**

- For DNR County and Region list go to:  
g:\pf\pecfa\site\gis\BRRS County and Region Codes.xls
- To begin, click on cell to the right of; *This is a:*
- Use Tab, ↓ or Pg Down to navigate form. Print & include with file when completed.

This is a: **New Submittal**

BRRS ID (no dashes): **0228241301**

Comm # (no dashes): 53551149803

County: Jefferson

Region: South Central

Site name: City of Lake Mills Municipal Bidg

Street Address: 103 Chruch Street

City: Lake Mills

Final Closure Date 2002-03-20

Closure Conditions: met

Off-source property contamination? No

(If yes, attach locational data and deed  
information on pg. 2)

Right-of-way contamination? No

Contaminated media: Groundwater

GPS Coordinates (meters in the **WTM91** projection)

Easting (X): 608418.000000000

Northing (Y): 290290.000000000

Collection Method: Other

Scale or Resolution: 1:01,000

(1:24,000 scale or finer)

("1:" and comma is default)

Prepared by:

Submitted by: Cheryl Nelson

**Source Property Checklist**

- ☒ Final Closure Letter
- ☒ Copy of the most recent deed, which includes legal description for all properties w/ GW > NR 140 ES
- ☒ Where the legal description in the deed(s) refers to a certified survey map or recorded plat map, include those documents
- ☒ Parcel ID for all properties w/ GW > NR 140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, MW(s) and/or potable wells etc for properties with GW > NR140 ES
- ☒ Latest Map(s) showing extent or outline of current GW plume (isoconcentrations)
- ☒ Map showing GW flow direction
- ☒ Latest Table of GW results
- ☒ Geologic cross section (if generated as part of the site investigation)
- ☒ Statement signed by RP certifying correctness of legal descriptions
- ☐ Updated Database



ENVIRONMENTAL & REGULATORY SERVICES  
BUREAU OF PECFA  
P.O. Box 8044  
Madison, Wisconsin 53708-8044  
TDD #: (608) 264-8777  
Fax #: (608) 267-1381  
<http://www.commerce.state.wi.us>  
<http://www.wisconsin.gov>  
**Scott McCallum, Governor**  
**Philip Edw. Albert, Secretary**

March 20, 2002

Jim Heilman  
City of Lake Mills  
200 D Water St  
Lake Mills, WI 53551-1632

RE: **Final Closure**  
**Commerce # 53551-1498-03** WDNr BRRTS # 02-28-241301  
City Of Lake Mills Municipal Bldg, 103 Church St, Lake Mills

Dear Mr. Heilman:

This letter acknowledges receipt of the information requested in the Wisconsin Department of Commerce's (Commerce) PECFA Site Review Section December 11, 2001 conditional closure letter. On February 1, 2002, Commerce received the monitoring well abandonment forms. On March 18, 2002, Commerce received a copy of the recorded soil deed affidavit. Please note that Commerce is making no determination as to the accuracy of the legal description information. It is the owner's responsibility to ensure that the property location information is represented correctly. This case is now considered "closed," as described in Commerce's conditional closure letter.

It is in your best interest to keep all documentation related to the investigation and remediation of your site. This information may be needed for future property transactions.

If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility. If contamination is encountered, appropriate measures must be implemented to assure any residual contamination is managed following all applicable State of Wisconsin regulations and standards.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 261-7718.

Sincerely,

Will M. Myers  
Geologist  
Site Review Section

cc: Thomas Mangan, Superior Property Services Group, Sycamore, IL

177  
1080166

Document Number

NOTICE OF CONTAMINATION TO  
PROPERTY

3:45  
VOL 1313 PAGE 01

RECEIVED FOR RECORD  
at 3:45 o'clock P M

MAR 07 2002

*Joseph T.*  
Register of Deeds  
Jefferson County, WI

Legal Description of the Property: In re:

(as it appears on the most recent deed)

Recording Area

Name and Return Address

City of Lake Mills  
200 D Water St.  
Lake Mills, WI 53551-1632

246-0713-1411-018

Parcel Identification Number (PIN)

STATE OF WISCONSIN )  
COUNTY OF ) ss

Section 1. City of Lake Mills is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Petroleum contaminated soils above NR 720 residual contaminant levels of the Wisconsin Administrative Code exist(s) on this property in the area of 0 to 7 feet below ground surface (bgs).

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Residual petroleum contaminated soil remains on this site in the area of 0 to 7 feet bgs. It has been shown that these levels are protective of health and the environment. If this contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed in accordance with all applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 7th day of March, 2002.

[When appropriate use the following clause]:

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of City of Lake Mills.

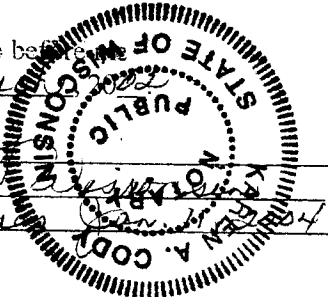
Signature: James E. Heilman

Printed Name: James E. Heilman

Title: City Clerk-Treasurer

Subscribed and sworn to before me  
this 7th day of March

Karen A. Cody  
Notary Public, State of Wisconsin  
My commission expires January 1, 2004



This document was drafted by the Wisconsin Department of Commerce.

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The electric lighting, heating and power plant and system owned and operated by the said Greemery Package Mfg. Company in said City of Lake Mills, including all motive power, machinery and equipment and any or all parts thereof used by the said Greemery Package Mfg. Company for the production, transmission, delivering or furnishing of electric light, heat or power within the said city of Lake Mills and including further all poles, lines, transformers and other equipment, used and operated in connection with such plant to supply electric light, heat or power beyond the limits of said city.

And also the following described real estate to-wit:

Commencing at the southeast corner of out-lot No. forty (40) of the city of Lake Mills, being at the corner of Lake and Church streets, running thence northerly along the west line of Church street one hundred fifty four (154) feet; thence westerly parallel with said Lake Street fifty seven (57) feet; thence southerly parallel with said Church street to a point on the north line of Lake Street which is fifty-seven (57) feet from the place of beginning; thence easterly to the place of beginning; together with a right of way sixteen (16) feet in width from north to south for general teaming purposes over land lying immediately north of and adjoining the said premises hereby conveyed for the entire width thereof; and the right to use and occupy for power purposes, a parcel of land about three feet in width from east to west and about six feet in length from north to south, lying immediately west of and adjoining the premises hereby conveyed at a point about eighty (80) feet north from the north line of Lake Street, such small tract now being occupied by a portion of the fly wheel on the engine used for motive power.

Provided, however, and this conveyance is made upon the condition that the west fifteen feet of the premises hereby conveyed shall not be used by the City of Lake Mills or its successors or assigns in any other manner than now used, so as to obstruct the free passage of air and light into the premises adjoining on the west, without the consent of the owner thereof.

(This conveyance is made for the purpose of complying with the provisions of a resolution of the Common Council of said City of Lake Mills, Wis., authorizing and providing for the purchase by said City of the property above described; which resolution is hereby referred to for more specific detail of the purpose and intent hereof.)

STATE OF Illinois  
COUNTY OF Cook } SS.

I, Otto P. Heller, a Notary Public  
in and for said County, in the State aforesaid, DO HEREBY CERTIFY that N. J. Ferris  
personally known to me to be the President of the The Creamery Package  
Mfg. Company Corporation and George Walker personally known to  
me to be the Secretary of said Corporation, whose names are subscribed to the foregoing instrument,  
appeared before me this day in person and severally acknowledged that as such President  
and Secretary, they signed and delivered the said instrument of writing as  
President and Secretary of said Corporation, and caused the Corporate Seal of said Corporation  
to be affixed thereto, pursuant to authority given by the Board of Directors of said Corporation as their  
free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes  
therein set forth.  
GIVEN under my hand and Notarial seal this 13th day  
of February A. D. 1911.

Otto P. Heller  
Notary Public

my commission expires  
May 3-1911.

220845

**WARRANTY DEED.**

The Creamery Package  
Mfg. Company  
— to —  
The City of  
Lake Mills

A State of Wisconsin } SS. No.  
JEFFERSON County.

A. This Instrument was filed for record in the Recorder's  
Office of Jefferson County, aforesaid, on the  
3rd day of March  
A. D. 1911, at 9 o'clock 9 M.  
and recorded in Book 142 of Deeds  
on Page 75.

E. B. Bensch  
Recorder.

# This Indenture, Made this Thirteenth day of February in the year of our Lord One Thousand Nine Hundred and Eleven BETWEEN

The Creamery Package Mfg. Company  
a corporation created and existing under and by virtue of the laws of the State of Illinois and doing business in the State of Wisconsin party of the first part, and The City of Lake Mills a municipal corporation created and existing under and by virtue of the laws of the State of Wisconsin having its principal office in the County of Jefferson and State of Wisconsin party of the second part:

Witnesseth, That the said party of the first part, for and in consideration of the sum of Forty Thousand (\$40,000.00) Dollars in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, and the said party of the second part forever released and discharged therefrom has granted, bargained, sold, remised, released, conveyed, aliened and confirmed, and by these presents does grant, bargain, sell, remise, release, convey, alien and confirm, unto the said party of the second part, and to its successors and assigns FOREVER, all the following described lot, piece or parcel of land, situated in the City of Lake Mills County of Jefferson and State of Wisconsin and known and described as follows, to wit:

Together with all and singular The hereditaments and appurtenances therunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances: To Have and to Hold the said premises above bargained and described, with the appurtenances unto the said party of the second part, its successors and assigns, FOREVER.

And The said The Creamery Package Mfg. Company party of the first part, for itself and its successors does covenant, grant, bargain and agree, to and with the said party of the second part, its successors and assigns, that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in law, in fee simple, and has good right, full power, and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances, of what kind or nature soever: and the above bargained premises, in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every other person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will Warrant and Forever Defend.

This Deed is executed pursuant to authority given by the Board of Directors of said Corporation.  
In Testimony Whereof, The said The Creamery Package Mfg. Company corporation hath hereunto caused its corporate seal to be affixed, and these presents Signed, Sealed and Delivered in Presence of  
John Robertson President, and attested by its  
Henry B. Boyd Secretary, the day and year first above written.  
Attest: John Robertson President.  
Henry B. Boyd Secretary.

UTTECH LAND SURVEYING

P.O. BOX 594

BEAVER DAM, WI 53916

(920) 885 - 5339

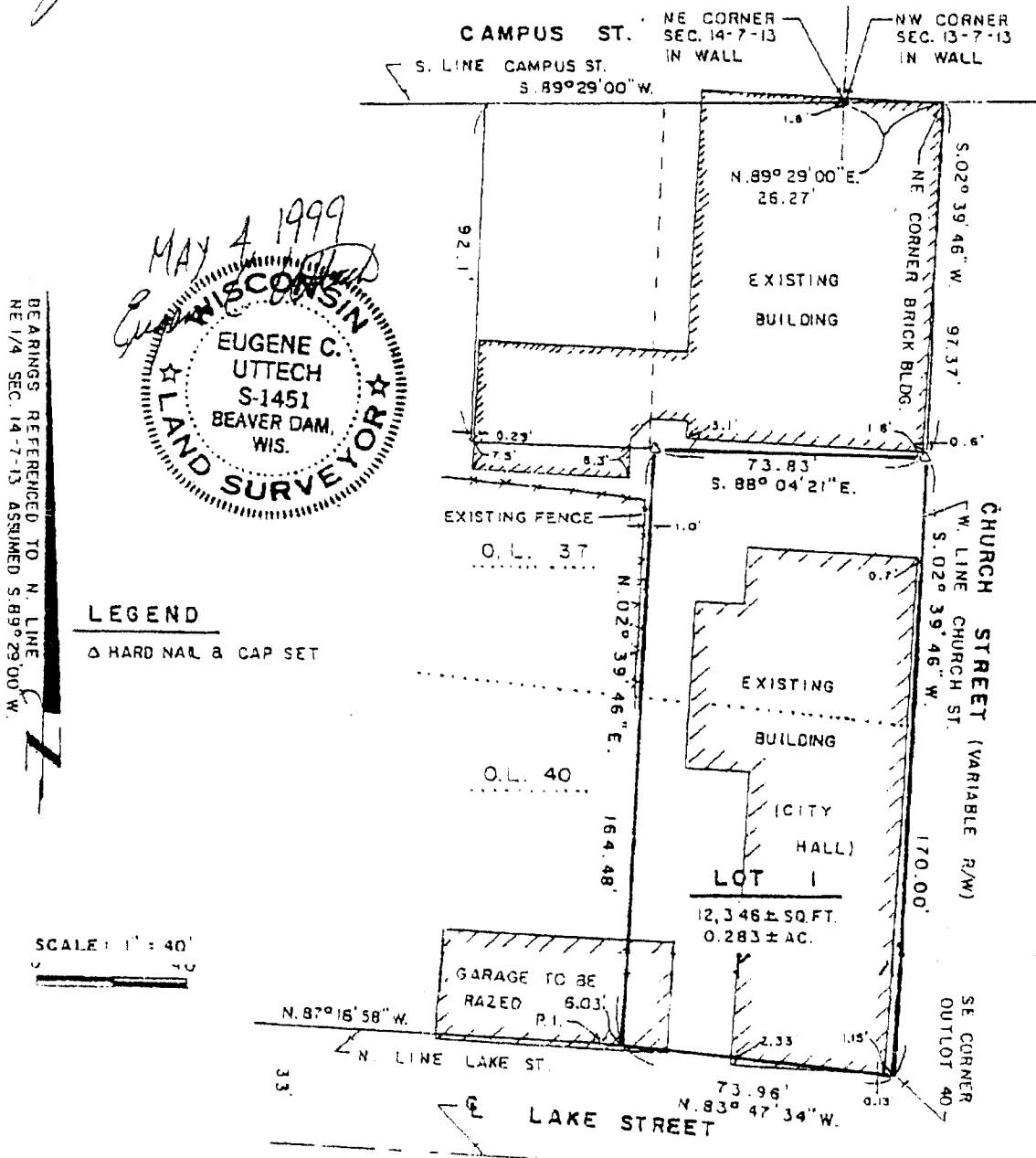
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A SURVEY OF PART OF OUTLOTS 37 AND 40 OF CITY OF LAKE MILLS,  
BEING LOCATED IN THE NW 1/4 OF SECTION 13 AND THE NE 1/4 OF  
SECTION 14, T.7N., R.13E., CITY OF LAKE MILLS, JEFFERSON COUNTY,  
WISCONSIN.

OWNER: CITY OF LAKE MILLS

APPROVED by the City of Lake Mills  
this 18<sup>TH</sup> day of MAY, 1999.

James E. Heilman City Clerk





UTTECH LAND SURVEYING

P.O. BOX 594

BEAVER DAM, WI. 53916

(414) 885 - 5339

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

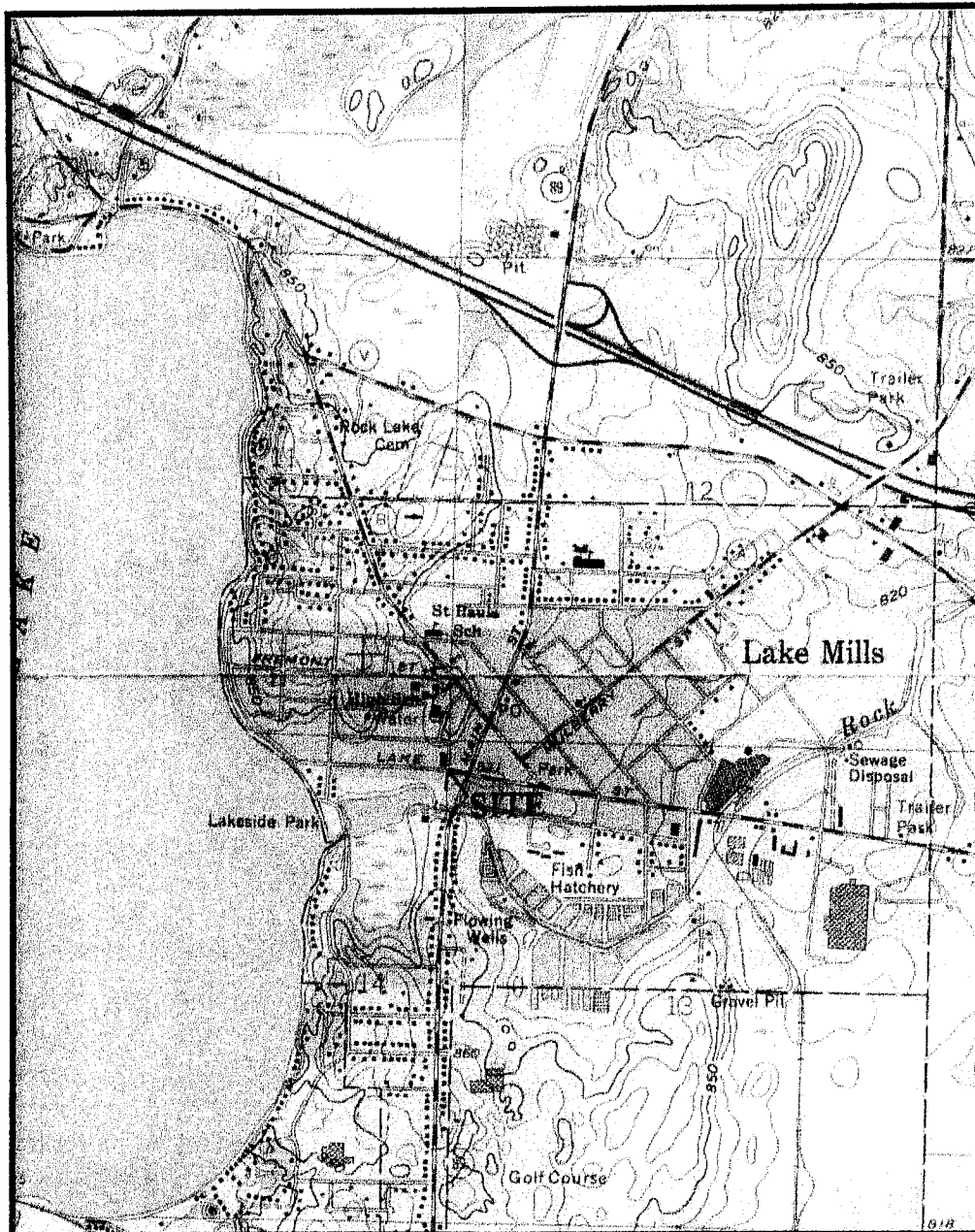
I, Eugene C. Uttech, Registered Land Surveyor of the State of Wisconsin, do hereby certify that by order of Mr. Vern Johnson, I have made a survey of part of Outlots 37 and 40 in the City of Lake Mills, being located in the NW 1/4 of Section 13 and the NE 1/4 of Section 14, T.7N., R.13E., City of Lake Mills, Jefferson County, Wisconsin; being more particularly described as follows:

Commencing at the Northwest corner of said Section 13, being also the Northeast corner of said Section 14; thence N.89°29'00"E. along the South line of Campus Street, 26.27 feet to the Northeast corner of a brick building and the West line of Church Street; thence S.02°39'46"W. along said West line of Church Street, 97.37 feet to the point of real beginning of lands to be described; thence continuing S.02°39'46"W. along said West line of Church Street, 170.00 feet to the Southeast corner of Outlot 40 and the North line of Lake Street; thence N.83°47'34"W. along said North line of Lake Street, 73.96 feet; thence N.02°39'46"E. parallel with said West line of Church Street, 164.48 feet; thence S.88°04'21"E., 73.83 feet to said West line of Church Street and the point of real beginning.

Said parcel contains 12,346 square feet; 0.283 acres, more or less.

I further certify that this map is a correct representation of all of the exterior boundaries of the land surveyed and the division of that land; that I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the City of Lake Mills Subdivision Control Ordinance in surveying and mapping the same.

MAILED 1999  
WISCONSIN  
EUGENE C. UTTECH



**FIGURE 1- SITE LOCATION MAP**

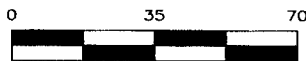
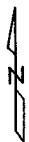
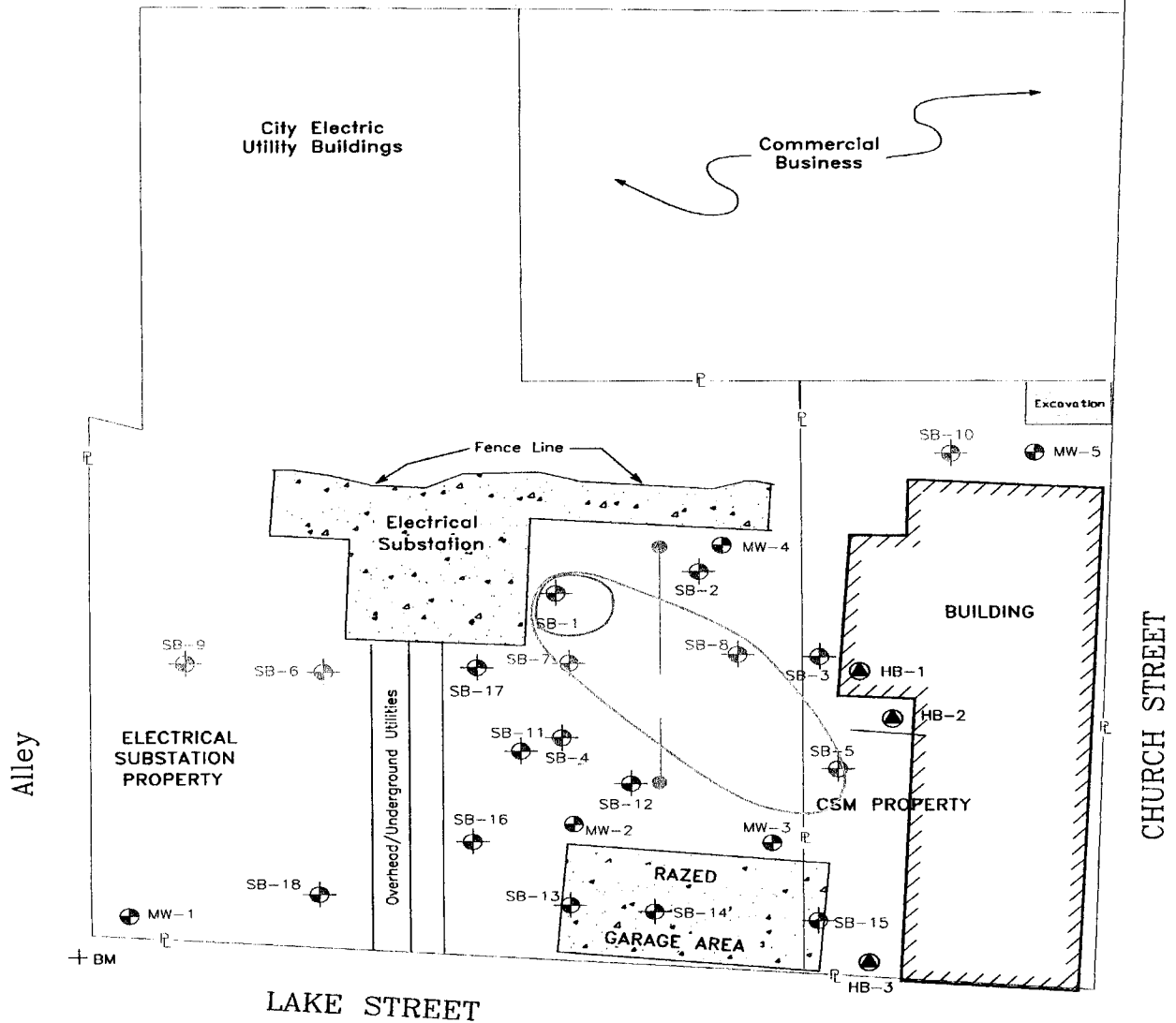
**Scale 1:24,000**

**City of Lake Mills Municipal Building  
103 Church Street  
Lake Mills, Jefferson County, Wisconsin**



***Superior***

PROPERTY SERVICES GROUP



SCALE: 1" = 35'

### LEGEND

- P — Property Line
- MW Monitoring Well (9/1/99)
- SB Soil Boring 6/16/99
- SB Soil Boring 9/2/99
- SB Soil Boring 10/12/00
- HB Hand Borings (9/2/99)
- sewer
- BM Benchmark is Northeast Corner of Rectangular Sewer Inlet
- PAH Groundwater Plume  
(Area of PAH groundwater impact above NR 140 values through 10/25/00 sampling event)
- Benzene Groundwater Plume  
(Area of Benzene groundwater impact above NR 140 value detected only in 6/16/99 sampling event)

Adapted from field notes; not a legal survey.

### Groundwater PAH Plume Area

#### FIGURE 4

Groundwater Plume 103 Church street Lake Mills, Wisconsin	DATE: 03/17/01 DRAWN BY DCS
<i>Superior</i> PROPERTY SERVICES 315 N. MAIN STREET SYCAMORE, IL 60178 815-895-1018 FAX: 895-2279	SUPERVISOR TMM CHECKED BY DSR
FILE: SY1296.01/Figures/SitePlan.dwg	PROJECT NO. SY1296.01

Alley

ELECTRICAL  
SUBSTATION  
PROPERTY

City Electric  
Utility Buildings

Commercial  
Business

Excavation

Overhead/Underground Utilities

Electrical  
Substation

BUILDING

CSM PROPERTY

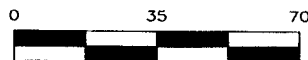
CHURCH STREET

LAKE STREET

RAZED

GARAGE AREA

+ BM



SCALE: 1" = 35'

## LEGEND

- P — Property Line
- MW Monitoring Well (9/1/99)
- SB Soil Boring 6/16/99
- SB Soil Boring 9/2/99
- SB Soil Boring 10/12/00
- HB Hand Borings (9/2/99)
- sewer
- BM Benchmark is Northeast Corner of Rectangular Sewer Inlet
- 823.7--- Groundwater Contour

Adapted from field notes; not a legal survey.

## Groundwater Contour Map 10/25/00

### FIGURE 6

City of Lake Mills  
103 Church street  
Lake Mills, Wisconsin

*Superior*

PROPERTY SERVICES  
315 N. MAIN STREET  
SYCAMORE, IL 60178  
815-895-1018 FAX: 895-2279

FILE: SY1296.01/Figures/SitePlan.dwg

DATE:  
01/17/01

DRAWN BY  
DCS

SUPERVISOR  
TMM

CHECKED BY  
DSR

PROJECT NO.  
SY1296.01

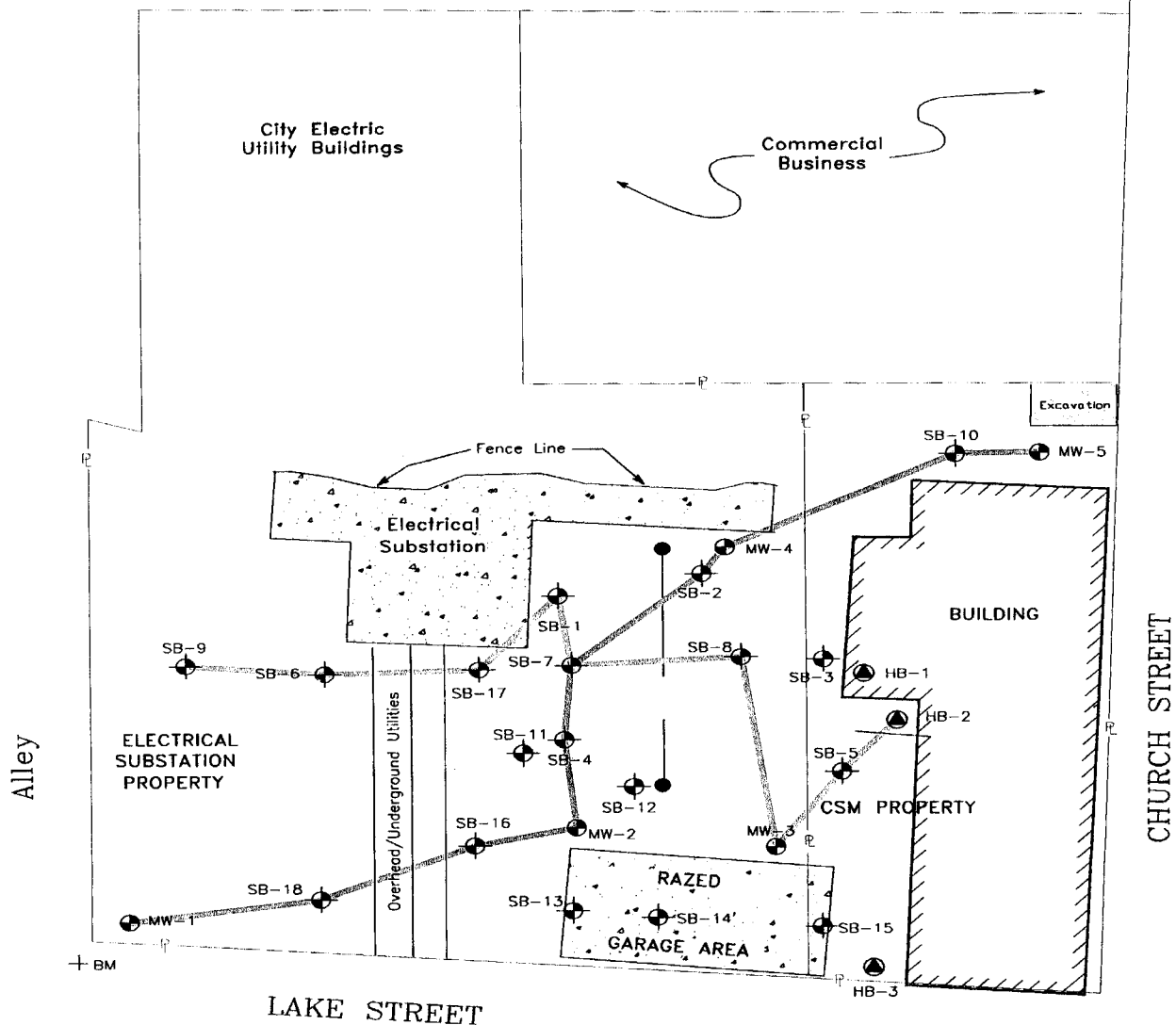
**TABLE**  
Most Recent Analytical Results for Groundwater  
City of Lake Mills Municipal Building  
All Wells

	SB-1	SB-2	SB-4	SB-5	SB-12	SB-13	SB-15	MW-1	MW-2	MW-3	MW-4	MW-5	NR 140 Enforcement Standard
	8/22801	10/25/00	10/11/01	8/31/00	10/25/00	10/25/00	10/25/00	10/11/01	10/25/00	10/11/01	10/11/01	10/25/00	
<b>PVOC (ppb)</b>													
Benzene	<0.13	<0.13	<0.13	<1.30	<0.13	<0.13	<0.13	<0.13	<0.13	<0.13	<0.13	<0.13	5
Ethylbenzene	<0.22	<0.22	<0.22	<2.20	<0.22	<0.22	<0.22	<0.22	<0.22	<0.22	<0.22	<0.22	700
Methyl-t-butyl ether	<0.16	<0.16	<0.16	<1.60	<0.16	<0.16	<0.16	<0.16	<0.16	<0.16	<0.16	<0.16	60
Toluene	1.20	0.28	<0.20	<2.00	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	343
1,2,4-Trimethylbenzene	1.20	1.5	0.25	28.0	<0.22	<0.22	0.32	<0.22	<0.22	<0.22	13	<0.22	
1,3,5-Trimethylbenzene	0.49	<0.29	<0.29	<2.90	<0.29	<0.29	<0.29	<0.29	<0.29	<0.29	0.073	<0.29	
Total Xylenes	1.60	0.39	0.3	0.33	0.41	<0.23	0.24	<0.23	<0.23	<0.23	2.1	<0.23	620
<b>VOC (ppb)</b>													
<b>PAH (ppb)</b>													
Acenaphthene	0.91	N/A	<40	3.0	<22	<0.24	<22	<40	<0.22	<41	<40	<0.24	
Acenaphthylene	<79	N/A	<65	<0.56	<55	<0.59	<55	<64	<0.56	<65	<64	<0.61	
Anthracene	2.00	N/A	<0.30	1.90	<1.8	<0.019	<1.8	<0.30	<0.018	<0.31	<0.37	<0.020	3000
Benzo(a)anthracene	<b>2.30</b>	N/A	<0.33	<b>12.0</b>	<1.7	<0.018	<1.7	<0.33	<0.017	<0.34	0.17	<0.019	0.2
Benzo(b)fluoranthene	<0.69	N/A	<0.57	<0.043	<4.3	<0.046	<4.3	<0.56	<0.043	<0.57	<0.56	<0.048	
Benzo(k)fluoranthene	<0.62	N/A	<0.50	<0.029	<2.9	<0.031	<2.9	<0.50	<0.029	<0.51	<0.50	<0.032	
Benzo(a)pyrene	<0.28	N/A	<0.23	<0.027	<2.7	<0.029	<2.7	<0.23	<0.027	<0.23	<0.23	<0.030	0.2
Benzo(ghi)perylene	<14	N/A	<11	<0.10	<10	<0.11	<10	<11	<0.10	<11	<11	<0.11	
Chrysene	<b>2.10</b>	N/A	<0.29	<b>5.0</b>	<1.3	<0.014	<1.3	<0.29	<0.013	<0.30	<0.29	<0.014	0.2
Dibenzo(a,h)anthracene	<0.62	N/A	<0.50	<0.16	<16	<0.17	<16	<0.50	<0.16	<0.51	<0.50	<0.18	
Fluoranthene	20.00	N/A	<0.78	25.00	<10	<0.11	<10	<0.77	<0.10	<0.79	0.85	<0.11	400
Fluorene	6.50	N/A	<0.79	6.4	<2.9	<0.031	<2.9	<0.78	<0.029	<0.80	3.1	<0.032	400
Indeno(1,2,3-cd)pyrene	<0.48	N/A	<0.39	<0.084	<8.3	<0.090	<8.3	<0.39	<0.084	<0.40	<0.39	<0.092	
1-Methylnaphthalene	25	N/A	<52	50.0	<40	<0.43	<40	<51	<0.40	<52	45.00	<0.44	
2-Methylnaphthalene	20	N/A	<97	<0.61	<60	<0.65	<60	<96	<0.61	<98	19	<0.67	
Naphthalene	<47	N/A	<38	<0.22	<22	<0.24	<22	<38	<0.22	<39	<38	<0.24	40
Phenanthrene	1.80	N/A	<0.79	8.20	<1.4	<0.015	<1.4	<0.78	<0.014	<0.80	1.2	<0.016	
Pyrene	8.00	N/A	<0.62	15.0	<4.7	<0.051	<4.7	<0.61	<0.047	<0.62	0.48	<0.052	250

**Bold cells indicate compounds detected at concentrations which exceed WDNR groundwater Enforcement Standards.**  
All concentrations are expressed in units of parts-per-billion (ppb).

BDL= Below Detection Limits

N/A= Not Analyzed



### LEGEND

- SW - NE Geologic Cross Section
- SW - NE Geologic Cross Section

Adapted from field notes; not a legal survey.

Geologic Cross Section Locations	
FIGURE 7	
City of Lake Mills 103 Church street Lake Mills, Wisconsin	DATE: 01/17/01
<i>Superior</i> <b>PROPERTY SERVICES</b> 315 N. MAIN STREET SYCAMORE, IL 60178 815-895-1018 FAX: 895-2279	DRAWN BY DCS
	SUPERVISOR TMM
	CHECKED BY DSR
FILE: SY1296.01/Figures/SitePlan.dwg	PROJECT NO. SY1296.01



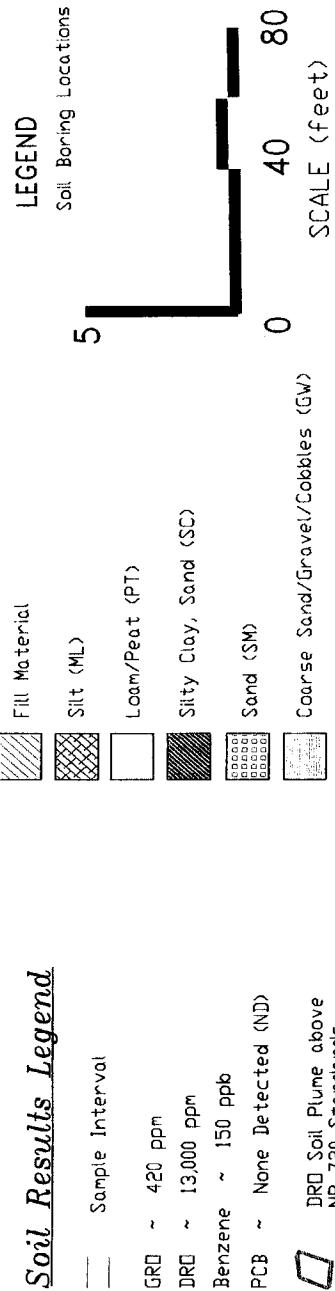


FIGURE 9.

Southwest to Northeast Geologic Cross--Section	
<i>City of Lake Mills</i>	
SCALE	AS SHOWN
<i>Superior</i>	DRAWN BY
	DRAWN
02/12/01	
DRW # sy1296.01 xsec	
PROPERTY SERVICES GROUP	